From:	So Kim
Sent time:	06/05/2019 10:05:46 AM
To:	Jill Martin <jmartin@trumpnational.com>
Cc:	Becky Martin
Subject:	Temp Shipping Container Approved
Attachments:	NOD_SR_TrueSpec Golf (6-5-2019).pdf

Hi Jill,
The Director approved the SUP for the temporary placement of the shipping container. There's a 5-day appeal period, ending Monday, June 10th. You may want to contact the Public Works Dept (310-544-5252) and find out if an Oversized Transportation Permit will be required.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

CITY OF RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT DEPARTMENT

June 5, 2019

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved with conditions, a Special Use Permit application for the temporary placement of a shipping container to be used as a custom golf fitting office at the east end of the driving range for a period of 1-year, from September 23, 2019 to September 23, 2020 (Case No. PLSU2019-0003).

LOCATION: **1 Trump National Drive (east end of driving range)**

APPLICANT/LANDOWNER: **VH Property Corp.**

Said decision is subject to the Conditions of Approval set forth in the attached Exhibit "A".

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within 5 calendar days of the approval date, or by 5:30PM on Monday, June 10, 2019. A $2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30PM on Monday, June 10, 2019.

If you have any questions regarding this application, please contact So Kim, Deputy Director/Planning Manager at (310) 544-5222 or via email at sok@rpvca.gov.

Ara Mihranian, AICP
Director of Community Development

Enclosure

Cc: Applicant
Property Owner
Interested Parties

CITY OF RANCHO PALOS VERDES

MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: SO KIM, DEPUTY DIRECTOR/PLANNING MANAGER

DATE: JUNE 4, 2019

SUBJECT: SPECIAL USE PERMIT (CASE NO. PLSU2019-0003) FOR THE TEMPORARY PLACEMENT OF A SHIPPING CONTAINER TO BE USED AS A CUSTOM GOLF FITTING OFFICE

PROJECT LOCATION: 1 TRUMP NATIONAL DRIVE (EAST END OF THE DRIVING RANGE)

APPLICANT/LANDOWNER: VH PROPERTY CORP.

RECOMMENDATION:

Conditionally approve a Special Use Permit application (Case No. PLSU2019-0003) for the temporary placement of a shipping container to be used as a custom golf fitting office at the east end of the driving range.

BACKGROUND

In 1992, the City Council approved the Trump National Golf Course project (formally known as Ocean Trails). From 1992 to the present day, the City Council approved various amendments to the project. Most recently, in September 2018, the City Council adopted resolutions approving and authorizing, among other things, the recordation of Final Vesting Tract Map No. 50666. The subject site as developed includes an 18-hole golf course, driving range, clubhouse, open space lots, public trails, public parks, public parking spaces, and residential building sites.

On April 24, 2019, the Applicant submitted a Special Use Permit application for the temporary placement of a shipping container to be used as a custom golf fitting office at the east end of the driving range. On April 29, 2019, a 15 day public notice of the application was sent to all persons owning property within a 500' radius of the site, sent to listserv subscribers, and posted on the City's website. Staff received 12 public comments in response to the public notice, which are discussed in more detail under the 'Additional Information' section later in the report.

NOD_SR_TrueSpec Golf (6-5-2019).pdf

SITE AND PROJECT DESCRIPTION

The Applicant is requesting to place an 8.5' tall, 270ft² shipping container (see image to the right) at the east end of the driving range, south of an approved trail location (see red arrow in the map below) to be repurposed to be used as a temporary office for custom golf club fitting. The shipping container will be used by True Spec Golf company to provide custom golf club fitting technology to golfers to assist in improving their game. Currently, there's only two locations in California contracted with True Spec Golf: Beverly Hills and San Diego. The Applicant hopes to attract more clients to its golf course with the addition of this new service.

The proposed repurposed shipping container will be gray in color, with two sides consisting of glass and providing an opening. The glass sides will face PVDS to the north/northwest and the closest residential community to the west (Portuguese Bend Club). Below is a photo of the existing shipping container at the San Diego location.

The Applicant is proposing to locate the shipping container onsite for a period of 1-year, between September 23, 2019 and September 23, 2020 to correspond with the Applicant's 1-year contract with True Spec Golf. Should the Applicant wish to extend the time period

of the Special Use Permit a new application will need to be processed, and if the Applicant wishes to permanently provide True Spec Golf's service, a revision to their Conditional Use Permit will be required.

CODE CONSIDERATION AND ANALYSIS

Pursuant to Municipal Code Section 17.62.020(A), temporary use of land involving the erection of temporary structures such as fences, booths, and tents, require the review and approval of a Special Use Permit (SUP) application subject to the following criteria:

1. **That the site is adequate in size and shape to accommodate the proposed special use.**

The overall golf course property is 261 acres in size. The Applicant is proposing to temporarily place a shipping container, measuring 8.5' in height and 270ft² in size, at the east end of the driving range, immediately south of approved, but unimproved, pedestrian/bicycle trail. The red star in the image below depicts the approximate location of the container.

As the proposed office location is over a vacant area and will not impact existing improvements or impede pedestrian/bicycle trails, Staff believes that the site is adequate in size and shape to accommodate the proposed special use and this criterion can be met.

2. **That the proposed special use would not adversely interfere with existing uses on the subject property; and would not impede or adversely impact pedestrian access ways and/or vehicular circulation patterns.**

As previously discussed above, the proposed shipping container will be placed on an undeveloped area of the driving range, south of the City-approved pedestrian/bicycle trail, that will not impede pedestrian, bicycle or vehicular access ways. Therefore, this criterion can be met.

3. **That the proposed special use would not result in a significant adverse effect on adjacent property.**

Location – As previously discussed, the proposed shipping container will be placed on an undeveloped area adjacent to the driving range, and will not impede pedestrian, bicycle, or vehicle access ways. No grading or other site alterations are proposed to accommodate the placement of the shipping container.

Visual/Views – The entire shipping container will be placed on an area approximately 55' lower in elevation than Palos Verdes Drive South (PVDS) adjacent to the frontage of the project site. Although portions of the shipping container may be visible from the motorists traveling eastbound on PVDS when looking down onto the driving range, given the elevation difference, there will be no adverse view impacts to the residential properties to the north or to the motorists traveling on PVDS. As for properties to the west, all of these properties have a solid property line wall or fence that measures at least 5' in height and will only be visible from the upper floor windows of select split-story homes, thereby not obstructing any views from the primary viewing area. Additionally, the longer side facing PVDS will be of glass material. The shorter side facing the residential community to the west will consist of solid doors that open up to a glass panel when in operation. While the remaining two solid sides of the office container will only face the golf course to the south and east, the Applicant proposes to place potted plants along the solid façades to soften the appearance The heights of the potted plants will be limited to the height of the shipping container at 8.5'.

Lighting – The office will have electricity for office equipment and interior lighting. The office will be operating during the same permitted hours of the driving range, which is from dawn to dusk (i.e. daylight hours). No exterior lighting is proposed. Additionally, as the proposed area is approximately 55' lower in elevation than PVDS, the interior lights will not shine into the residential properties located approximately 750' north and across PVDS. As for the residential properties to the west located approximately 1,000' away, the interior lights will not be directed to these properties as the office container with the glass façade will be placed oriented to the northwest.

Noise – There will be no noise generated by the temporary placement and use of the shipping container as there will be no amplified sound or mechanical units (e.g. generators, A/C units, etc.).

Parking – The proposed shipping container will be temporarily used to support the operation of the driving range. There are two parking lots totaling 150-spaces adjacent to the clubhouse; a 25-space employee parking lot and 75-space overflow parking lot at the Maintenance Facility; and public parking permitted along Trump National Drive. There is adequate amount of parking for the anticipated 1 or 2 employees that will be stationed at the proposed office. There will only be 1 True Spec Golf employee on site with an additional employee only on rare special occasions. Additionally, the proposed office will be used by patrons of the golf course and driving range, thereby not requiring additional parking to the number of public parking spaces.

As discussed above, the proposed shipping container will not result in significant adverse effects on the existing operations of the golf course; public open space, trails, and parks; public parking spaces; or adjacent residences in terms of lighting, noise, and visual/view impacts. Therefore, this criterion can be met.

4. **That by requiring certain safeguards as conditions of approval, the proposed special use would not be detrimental to the public health, safety and welfare.**

By requiring certain safeguards as conditions of approval (see attached Exhibit 'A'), such as ensuring temporary period for placement, limiting operation hours to the same daylight hours of the driving range, prohibiting exterior lighting and mechanical equipment, and requiring visual screening, the proposed use will not be detrimental to the public health, safety, and welfare. Additionally, applicable Building Permits and/or Fire Department approvals will be required prior to placement. Therefore, this criterion can be made.

ADDITIONAL INFORMATION

ENVIRONMENTAL ASSESSMENT

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff has determined this project to be categorically exempt under Class 4, Minor Alterations to Land. The proposed project will be a temporary use of the land having negligible or no permanent effects on the environment; therefore, no further environmental review is required.

COASTAL PERMIT

Coastal Permit procedure provides for review of proposed developments within the Coastal Specific Plan Specific Plan District I, which comprises all land seaward of Palos Verdes Drive South and Palos Verdes Drive West. The subject site is within Specific Plan District I. However, pursuant to RPVMC §17.72.050, certain uses and developments are excluded from the Coastal Permit procedure, including any category of development determined by the Coastal Commission to have no potential for any significant local impact on coastal resource or public access. Accordingly, the Coastal Commission reviewed the proposal and agreed that the project could be exempt, provided that the

proposed shipping container is not placed on a trail or within a natural habitat area, and is temporary. As proposed, the shipping container will be temporarily located on an undeveloped area, outside of access ways and habitat areas, and therefore, it is exempt from the Coastal Permit procedure.

PUBLIC CORRESPONDENCE

Staff received 12 comments expressing opposition to the proposed request based on the following reasons:

- Shipping container is an eyesore along the coastline view.
- Shipping containers are more appropriate in heavy industrial areas and inconsistent with the surrounding development.
- Contradicts the City's mission to preserve natural resources and open space.
- Sets a precedence for other property owners.
- Impacts views from the Portuguese Bend Club residential properties.
- Exterior lights may impact dark skies.

The proposed shipping container is intended to serve users of the driving range as an office to customize golf club fittings, with minimal visual impacts. The northwest side of the container will be entirely glass and the shorter side facing west consists of solid doors that open out exposing a glass panel during operation hours. As two sides of the shipping container will consist of glass material, it will inherently soften the visual appearance. As for the two solid sides facing the golf course, the Applicant proposes to place potted plants no taller than the shipping container to soften the shipping container's industrial appearance from neighboring properties. As described in more detail above, the proposed shipping container will be placed on an undeveloped area and will not impact any trails, habitat, or open space areas. The proposed shipping container will be placed approximately 55' below the elevation of PVDS and will not be readily visible or impair views from neighboring properties. The Portuguese Bend Club residential properties are located approximately 1,000' west of the proposed location and their views are impaired by existing property walls and fences. While the proposed shipping container may be visible from the upper floors of certain split-story structures, it will not impair views of the ocean or Catalina Island. Lighting is limited to interior only and the office will be used during the same permitted hours of the driving range, which is from dawn to dusk (i.e. daylight hours). There will be no spillover of lights to adjacent properties, especially because the shipping container will be oriented away from private properties and is located lower in elevation.

CONCLUSION

Based on the above discussion, Staff recommends that the Director of Community Development approve a Special Use Permit application to temporarily place a shipping container to be used as a custom golf fitting office at the east end of the driving range at the Trump National Golf Club, subject to Conditions of Approval contained in the attached Exhibit "A".

ALTERNATIVES

In addition to Staff's recommendation, the following alternatives are available for the Director's consideration:

1. Identify any issues of concern and direct the Applicant to make modifications to the proposal (Case No. PLSU2019-0003); or,

2. Deny, without prejudice, the Special Use Permit (Case No. PLSU2019-0003).

Approved pursuant to Staff's recommendation.

Accepted: _____ Dated: 6/5/19

Ara Mihranian, AICP
Director of Community Development

ATTACHMENTS

- Exhibit 'A' – Conditions of Approval

EXHIBIT 'A'
CONDITIONS OF APPROVAL
CASE NO. PLSU2019-0003
(SPECIAL USE PERMIT)

General Conditions:

1. The property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit "A". Failure to provide said written statement within 10 days following the date of this approval shall render this approval null and void.

2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.

3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.

4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code (RPVMC) shall apply.

5. Pursuant to RPVMC §17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.

6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in §17.86.060 of the City's Municipal Code or administrative citations as described in §1.16 of the City's Municipal Code.

8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in §17.86.070 of the City's Municipal Code within 180 days of the final effective date of this Notice of Decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.

9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.

10. Unless otherwise designated in these conditions, the temporary installation and operation of the shipping container as a golf fitting office shall be in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval.

11. This approval is only for the items described within these conditions and identified on the stamped approved plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped approved plans.

12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding

property owners, to the satisfaction of the City's Building Official.

14. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in RPVMC §17.56.050(C). Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction.

15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in RPVMC §17.96.920. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

16. For all grading, landscaping and construction activities, the Applicant shall employ effective dust control techniques, either through screening and/or watering.

Project Specific Conditions:

17. This Special Use Permit approval shall allow for the temporary installation and operation of a shipping container to be used as a golf fitting office at the east end of the driving range, as described below:

    a. Maximum height 8.5'
    b. Not to exceed 270ft² in area

18. The shipping container shall not impede on any pedestrian, bicycle, or vehicular trails and shall not be placed over natural habitat areas.

19. The shipping container shall be permitted for a maximum of one-year between September 23, 2019 and September 23, 2020, and shall be removed from the property at the end of one year. Should the Applicant wish to request an extension of the time period for the placement of the shipping container, the Applicant shall submit a request for a revision of the Special Use Permit no later than two months prior to the expiration of the Special Use Permit. Said revision request shall require a new public notice and shall be subject to approval by the Director of Community Development.

20. No temporary or permanent exterior lighting, amplified sound, speakers, and/or mechanical units that generates noise shall be allowed.

21. The operation hours of the office shall be limited to daylight hours (dawn to dusk), consistent with the driving range pursuant to Condition No. U9 of Resolution No. 2018-39.

22. Approval of this Special Use Permit does not in any way cause any changes to any of the Council-adopted Conditions of Approval or mitigation measures previously adopted for the Trump National Golf Club project, as well as the Coastal Commission-adopted Conditions of Approval issued for the project's Coastal Development Permit. All previously adopted conditions of approval or mitigation measures shall remain in full force and effect and are to be complied with while this event takes place.

23. The Director of Community Development may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if, in the opinion of the Director of Community Development, the office container is adversely affecting the public health, safety and welfare.

24. The Applicant shall place potted plants along the two solid sides of the shipping container to soften its appearance, to the satisfaction of the Director of Community Development. The potted plans shall be placed immediately upon placement of the shipping container and shall be maintained. The height of the potted plans shall not exceed the height of the shipping container at 8.5'.

RECEIVED

MAY 06 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

May 5, 2019

Ms. So Kim, Deputy Director/Planning Manager
City Of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Greetings Deputy Director Kim,

Regarding Special Use Permit (PLSU2019-0003), I would respectfully request judicious consideration. It is disappointing but understandable that this type of request falls within the parameters of the city's consideration.

The placement of a shipping container along the beautiful, pristine and California habitat preserved coastline would be an eyesore and in direct opposition to the desires of those residents and visitors that enjoy Rancho Palos Verdes' sweeping vistas and phenomenal panoramas.

Shipping containers are synonymous with heavy industrial areas of which the City of Rancho Palos Verdes is not. Research indicates that the median property value in Rancho Palos Verdes is $1.05M with a 79.6% ownership rate. [1]

More further, the placement of a shipping container on the Peninsula's coast poses a contradiction to Rancho Palos Verdes' Mission statement, ". . . . . while preserving . . . . . inclusive of our natural resources and open space, thereby enhancing the quality of life." [2]

As a city government it is understandable and expected that the City of Rancho Palos Verdes would want to be hospitable, appreciative and cooperative to businesses in our community. In exchange for Rancho Palos Verdes' majestic open space, the Trump organization requests that a shipping container be placed along the Peninsula's coastline to perform custom golf club fittings.

As stewards, residents and visitors to Rancho Palos Verdes it is incumbent upon each of us to do the right thing.

Thank you for your time and consideration.
Rancho Palos Verdes Resident

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[1] https://datausa.io/profile/geo/rancho-palos-verdes-ca/

[2] https://www.rpvca.gov/DocumentCenter/View/913/Rancho-Palos-Verdes-Mission-Vision-Statement-and-Core-Values-PDF

NOD_SR_TrueSpec Golf (6-5-2019).pdf

From: Bob Brink
To: So Kim
Cc: Herb Stark
Subject: Shipping Container at Trump National
Date: Friday, May 03, 2019 7:07:20 AM

Dear So Kim,

I am writing to you as a resident of Ladera Linda in Rancho Palos Verdes. Ladera Linda is the neighborhood directly north of Trump National Golf Course, above Palos Verdes Drive South.

I oppose the Trump Organization's application for a "temporary" use permit to place a shipping container on the east end of the driving range. There is no excuse for allowing this eyesore to be placed where it distracts from the natural beauty of the view of the Pacific Ocean. We live here because of the open space and unassailed views of the ocean and Catalina Island, and the unspoiled nature preserve that surrounds us. Please do not allow an ugly large metal box to be placed in the middle of this in order to facilitate Trump's desire to install another profit center. If you don't know what a shipping container looks like, go to San Pedro where you may view thousands of them stacked on the docks.

Further, the characterization of this as "temporary" is false and misleading. July of 2019 to June of 2020 is not temporary. Of greater concern, if Trump is permitted to gain this foothold in full view of everyone, what comes next? We know what comes next.....he will demand that he be allowed to replace the "temporary" big metal box with a permanent structure.

Remember the flag pole.

Do not allow Trump to bully you on this. **Deny** the application.

My Best Regards,

Bob

Robert F. Brink
CFP.
32236 Searaven Drive
Rancho Palos Verdes, CA 90275
Telephone: 310.265.2231
Fax: 310.265.2241
Mobile: 310.428.4244
http://www.brinkfinancial.com

BRINK
FINANCIAL GROUP INC.

MAKING LIVES BETTER FOR OVER 30 YEARS WORLDWIDE

NOD_SR_TrueSpec Golf (6-5-2019).pdf

From: So Kim
To: "Chris Pisano"
Subject: RE: Trump National Golf Club - Temporary Shipping Container
Date: Thursday, May 23, 2019 7:58:00 AM
Attachments: Public Notice.pdf

Hi Mr. Pisano,

The City notifies residents with several methods: hard copy via mail (500' radius), publish in the *Peninsula News,* upload onto the City's website, and a message via listserv. If you are not within a 500' radius of the site, you will not receive a hard copy. However, as you are a listserv subscriber, you were notified via email. A copy of the notice is attached for your convenience.

As for a vote, this request is not subject to a public hearing. The Director will review Staff's analysis of the request and consider all public correspondence prior to making a decision. His decision can then be appealed to the Planning Commission by any interested party. As you have submitted comments on the request, you are considered an interested party and will receive a Notice of Decision along with a copy of the Staff Report via email. A decision will be rendered sometime in June.

Sincerely,

So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Chris Pisano [mailto:cjpisano@yahoo.com]
Sent: Thursday, May 23, 2019 6:38 AM
To: So Kim <SoK@rpvca.gov>
Subject: Re: Trump National Golf Club - Temporary Shipping Container

Hello,

I still have not received notice in the mail about the shipping container and I don't know when/if there will be vote on this.

Chris Pisano

On Thursday, May 2, 2019, 1:37:12 PM PDT, So Kim <SoK@rpvca.gov> wrote:

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: So Kim
Sent: Thursday, May 02, 2019 1:37 PM
To: 'Chris Pisano' <cjpisano@yahoo.com>
Subject: RE: Trump National Golf Club - Temporary Shipping Container

Dear Mr. Pisano,

Thank you for your email. The notices have been placed in the mail this morning. You should be receiving a hard copy within the next day or so. As for your email, I will attach a copy to the upcoming Staff Report for the Director's consideration. Attached is an illustration of the proposed office for your reference.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Chris Pisano [mailto:cjpisano@yahoo.com]
Sent: Thursday, May 02, 2019 12:09 PM
To: So Kim <SoK@rpvca.gov>
Subject: Re: Trump National Golf Club - Temporary Shipping Container

I am a homeowner in Ladera Linda. I did not receive a notice about this. This is totally unacceptable. This is an eyesore. How can this be allowed? I object strenuously. Can I put a shipping container in my front yard for a year? I think not. The city cannot buckle under on this as they did with the eyesore of a flag pole. This cannot be approved.

On Thursday, May 2, 2019, 12:07:21 PM PDT, Chris Pisano <cjpisano@yahoo.com> wrote:

I am a homeowner in Ladera Linda. I did not receive a notice about this. This is totally unacceptable. This is an eyesore. How can this be allowed? I object strenuously. Can I put a shipping container in my front yard for a year? I think not. The city cannot buckle under on this as they did with the eyesore of a flag pole. This cannot be approved.
On Thursday, May 2, 2019, 12:06:01 PM PDT, Chris Pisano <cjpisano@yahoo.com> wrote:

I believe this should be looked into. The Trump organization is attempting to put a shipping container on their property in full view of everyone. This would be an eyesore.

The city is approving this with no discussion. I am a resident across the street from the course and I received no notice other than this email.

I would be happy to discuss this with a reporter if needed.

Chris Pisano
3572 Vigilance Drive
RPV CA, 90275
310-437-9525

----- Forwarded Message -----
From: Chris Pisano <cjpisano@yahoo.com>
To: sok@rovca.gov <sok@rovca.gov>
Sent: Thursday, May 2, 2019, 12:02:29 PM PDT
Subject: Re: Trump National Golf Club - Temporary Shipping Container

I am a homeowner in Ladera Linda. I did not receive a notice about this. This is totally unacceptable. This is an eyesore. How can this be allowed? I object strenuously. Can I put a shipping container in my front yard for a year? I think not. The city cannot buckle under on this as they did with the eyesore of a flag pole. This cannot be approved.

On Thursday, May 2, 2019, 7:30:32 AM PDT, City of Rancho Palos Verdes <listserv@civicplus.com> wrote:

View this in your browser

NOD_SR_TrueSpec Golf (6-5-2019).pdf

Trump National Golf Club - Temporary Container

The Trump Organization recently submitted a Special Use Permit application to allow the temporary placement of a shipping container at the east end of the driving range from July 1, 2019 to June 30, 2020. The temporary shipping container will be used as an office for custom golf club fitting and will operate during the permitted hours of the driving range (daylight hours, from dawn to dusk). A public notice has been mailed to property owners within a 500' radius, published in the *Peninsula News*, and uploaded on the City's website.

Click here to view the Public Notice

Inquiries should be directed to So Kim, Deputy Director/Planning Manager, at (310) 544-5222 or sok@rpvca.gov.

* *

This message is been sent by the City of Rancho Palos Verdes as part of a "Notify Me" Listserv category you are signed up for. Please do not press "reply" when responding to this message, it is an unmonitored email address. You can make changes to your subscription by visiting http://www.rpvca.gov/list.aspx.

You are receiving this message because you are subscribed to Trump National Golf & Residential Project on www.rpvca.gov. To unsubscribe, click the following link:
Unsubscribe

From: So Kim
To: "Jeffrey Dorsett"
Subject: RE: Against TrumpOrg special permit app for shipping container
Date: Friday, May 03, 2019 2:25:00 PM

Hi Mr. Dorsett,
You may certainly apply, provided that the structure meets all development guidelines (e.g. setbacks, height, lot coverage, etc.). Staff will then review the proposal for compliance with the Code, submit a recommendation to the Director, who will then consider all relevant documents (including public comments) prior to making a decision.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jeffrey Dorsett [mailto:jedorsett@gmail.com]
Sent: Friday, May 03, 2019 11:42 AM
To: So Kim <SoK@rpvca.gov>
Subject: Re: Against TrumpOrg special permit app for shipping container

Dear Mr. or Ms. Kim,
Thank you for your response, for communicating my concerns and for the conceptual image you attached. The shipping container presents pretty well from the perspective pictured. May I obtain a special permit for something similar for my front yard?
Best,
Jeff Dorsett

On Thu, May 2, 2019 at 1:34 PM So Kim <SoK@rpvca.gov> wrote:

> Dear Mr. Dorsett,
> Thank you for your email. I will include your comments to the Staff Report for the Director's consideration. Attached is an illustration of the proposed office for your reference.
>
> Sincerely,
> So Kim, AICP
> Deputy Director/Planning Manager
> Community Development Department
> City of Rancho Palos Verdes
> www.rpvca.gov
> (310) 544-5222
>
> **From:** Jeffrey Dorsett [mailto:jedorsett@gmail.com]
> **Sent:** Thursday, May 02, 2019 11:38 AM

To: So Kim <SoK@rpvca.gov>
Subject: Against TrumpOrg special permit app for shipping container

Dear Mr. or Ms. So Kim,

Please know that the Trump organization's proposed shipping container will be an eyesore visible from my property located at 4032 Exultant Drive and that it sets a bad precedent for other property owners wishing to locate shipping containers on their properties. Kindly advise the Honorable Mayor and Esteemed City Council that I intend to hold them accountable for their votes on this issue at election time and will encourage others, through the Seaview Residents Association, to do the same.

Sincerely,
Jeff Dorsett
--
Jeffrey Dorsett, Esq.
MOON & DORSETT, PC
601 W. 5th Street, 8th Floor
Los Angeles, California 90071
(213)380-1526

--
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From: Joyce Fink
To: So Kim
Subject: Shipping containers?
Date: Friday, May 03, 2019 11:53:00 AM

Please tell me you would never allow it!

From:	Kelvin Vanderlip
To:	So Kim
Cc:	David Gakenheimer; Robert Voll; Steve Stewart; Mike/Tracy Farman
Subject:	Special Use Permit - Temporary Shipping Container
Date:	Thursday, May 02, 2019 12:45:42 PM

Dear So,

There is some concern in Tract 16540 that this container could impact views. I will walk over this afternoon and check if it is visible from our Tract using your map.

Meanwhile, do you have any idea of how this shipping container will actually look? Since its to be used as a golf club fitting office, it will probably won't look like a shipping container, but more like a nice small store.

Additionally, it might have exterior lights which stay on after dark, which would impact us if bright security lights shine at the homes in our Tract. The evening darkness of the driving range is appreciated by our residents.

Can you please comment in more detail on the look of the container, and any lights?

Thank you,
Kelvin Vanderlip

From: Mariana Stewart
To: So Kim
Subject: Shipping container on driving range?
Date: Friday, May 03, 2019 8:18:57 AM

I am a resident of Ladera Linda and would like to voice my disapproval of having a shipping container on that driving range for any amount of time let alone an entire year! That is an eyesore to the community and to the many tourists that visit our beautiful coast.

Sincerely,

Mariana Stewart
Ladera Linda HOA Board Member

Sent from my iPhone

From: Minas Yerelian
To: So Kim
Subject: Re:
Date: Saturday, May 04, 2019 10:07:07 AM

Adding podded trees, and brick colored roof to blend, making it Semi Rural.
this might be a prelude to a permanent structure ?

On Thu, May 2, 2019 at 1:39 PM So Kim <SoK@rpvca.gov> wrote:

> Dear Mr. Yerelian,
>
> Thank you for your email. I will attach it to the Staff Report for the Director's consideration. Attached is an illustration of the proposed office.
>
> Sincerely,
>
> So Kim, AICP
>
> Deputy Director/Planning Manager
>
> Community Development Department
>
> City of Rancho Palos Verdes
>
> www.rpvca.gov
>
> (310) 544-5222
>
> **From:** Minas Yerelian [mailto:yerelian@gmail.com]
> **Sent:** Thursday, May 02, 2019 1:23 PM
> **To:** So Kim <SoK@rpvca.gov>
> **Subject:**
>
> In regards to Trump and the shipping container, if it is visible from PVDS
>
> is to cover it to blend in with the surrounding area,
>
> it will look very cheap and does not blend in.
>
> they could put the container by the parking lot at the entrance to the driving range.
>
> --

Thank You Very Much.

Minas Yerelian

Realtor consultant since 1987
Nation wide referral and Relocation coordinator.

direct (310) 968-4232
DRE# 00969154

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--

Thank You Very Much.

Minas Yerelian

Realtor consultant since 1987
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Go Green! We are doing our best and hope you will too! Please consider the environment before printing this email.

NOD_SR_TrueSpec Golf (6-5-2019).pdf

From: Patricia Stenehjem
To: So Kim
Subject: Shipping container
Date: Saturday, May 04, 2019 6:36:16 AM

Dear So Kim,
I live in the Ladera Linda neighborhood, and I am opposed to the installation of a shipping container at the Trump National Golf Course.
Sincerely,
Patricia Stenehjem

From: Steven Carlsen
To: So Kim
Subject: Container
Date: Saturday, May 04, 2019 4:54:37 PM

Kim,

I live above Trum National and my view is over the driving range. And clubhouse.

I am very much opposed to an eyesore of z container to sell golf clubs.

Thank you for your consideration.

Steve Carlsen

Sent from my iPhone

From: Thomas Smith
To: So Kim
Subject: Shipping Container
Date: Saturday, May 04, 2019 1:07:24 PM

Ms. Kim:

I want to voice my objection to the proposed shipping container being suggested as a temporary office on the Trump driving range. it will be eyesore for all to see. There are plenty of manufactured work shops that would be much more aesthetic and easy to install.

Sincerely,
Thomas H Smith
Phantom Dr., RVP

From: tim stewart
To: So Kim
Subject: Shipping container
Date: Friday, May 03, 2019 9:00:39 AM

I am a resident of Ladera Linda and I vehemently oppose the shipping container placed on the driving range at trump golf course. my question is why would they need a container when They have a perfectly good golf shop at trump to sell clubs out of. I'm guessing there was an ulterior motive and if they are given permission for the container it'll develop into maybe four or five containers which really is a motive for storing their building materials for the upcoming houses. Best regards Tim Stewart.

Sent from ProtonMail Mobile